

**CLERMONT COUNTY PLANNING COMMISSION
FIFTH REGULAR MEETING
May 27, 2008**

The Fifth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, May 27, 2008 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Ms. Potter (arrived at 5:10 p.m.), Mr. Fischer, Mr. Freeman, Mr. Hoffman (arrived at 5:25 p.m.), Mr. Johns, Mr. Rouster, Mr. Schultz, Mr. Thomson and Mr. Turton (arrived at 5:10 p.m.).

APPROVAL OF MINUTES:

Chairman Schultz asked if there were any questions, additions or corrections to the April Minutes that had been mailed to the members prior to the meeting. A motion to approve the April Meeting Minutes was made by Mr. Johns, seconded by Mr. Rouster, and carried unanimously (Mr. Fischer, Mr. Freeman and Mr. Thomson abstaining due to their absence at the April Meeting).

OLD BUSINESS/NEW BUSINESS

New Member

Chairman Schultz introduced Commissioner Croswell's new alternate, Walter Fischer.

May Work Session

The fourth work session of 2008 was held on May 14, 2008 at 5:00 p.m. at Permit Central. The topic of conversation was Public Facilities and Services.

June Work Session

The June Work Session will be held on Tuesday, June 11, 2008 at 5:00 p.m. at Permit Central. The topic of conversation is to be Comprehensive Planning – Natural Systems.

STAFF REPORT ON SUBDIVISION CASES

<u>Gatch Subdivision</u>	<u>Replat</u>	<u>Miami Township</u>
5:10 p.m.		

Mr. Hershner presented the Staff Report for this Replat. Staff's recommendation was for approval of the Replat.

Jim Fuhrman, applicant, was present for this case and concurred with staff's comments. Larry Fronk, Miami Township Community Development Director, was also present and also concurred with staff's comments.

Following discussion, Mr. Thomson moved that the Planning Commission **approve** the Replat for Gatch Subdivision, per staff's recommendation, seconded by Ms. Potter.

Following the motion and second, Mr. Hershner proposed that condition number 4 be removed.

Mr. Thomson moved to withdraw his motion and Ms. Potter withdrew her second.

There was further discussion regarding the rationale for this condition, and it was decided that the condition could be modified.

Mr. Hoffman moved that the Planning Commission **approve** the Replat for Gatch Subdivision, per staff's recommendations as modified below, seconded by Ms. Potter and carried unanimously.

STAFF RECOMMENDATIONS:

1. A conservation easement shall be recorded for the lot area having EbE2 type soil as defined by the Clermont County Soil Survey.
2. A 50 ft. conservation easement shall be centered along the existing tributary drainage way, allowing for the construction of two fifteen foot wide driveways – one per lot – to cross over said drainage way and conservation easement.
3. All future buildings on the northern 5.00 acre lot shall take use of central sewer access and shall not utilize onsite wastewater treatment facilities.
4. Secure utility easement ~~through Grey Cliffs Subdivision~~ in order to access sanitary sewer utilities for both lots.
5. Two panhandles shall provide equal frontage for both lots along Bee Ln. A 20 ft. wide ingress/egress utility easement shall be required over both panhandles to accommodate a common driveway and water lines.

STAFF REPORT ON ZONING CASES

Union Twp. Zoning Case 7-94-Z

Dr. Michael Strickland

5:25 p.m.

Mr. Hershner presented a letter to Chairman Schultz from Adele Evans, Roberts Engineering, Inc. requesting on behalf of the applicant, that this case be withdrawn from the Planning Commission Agenda.

Richard Hueber, property owner, was present and requested that the Planning Commission table, but not withdraw the case. Because Mr. Hueber's name was not on the application, the Planning Commission could not honor his request.

STAFF REPORT ON TEXT CASES

Goshen Twp. Zoning Case 234

Goshen Township Zoning Commission

5:30 p.m.

Mr. Hershner presented the Staff Report for this text amendment request. Staff's recommendation was for approval of the proposed request.

Louis Ethridge, Director, Goshen Township Department of Community & Economic Development was present for this case.

Following short discussion, Mr. Thomson moved that the Planning Commission recommend to Goshen Township **approval** of Goshen Township Zoning Case 234, per staff's recommendation, seconded by Mr. Freeman, and carried unanimously

Goshen Twp. Zoning Case 235

Goshen Township Zoning Commission

5:35 p.m.

Mr. Hershner presented the Staff Report for this text amendment request. Staff's recommendation was for approval of the proposed request.

Louis Ethridge, Director, Goshen Township Department of Community & Economic Development was present for this case.

Following short discussion, Mr. Hoffman moved that the Planning Commission recommend to Goshen Township **approval** of Goshen Township Zoning Case 235, per staff's recommendation, seconded by Mr. Johns, and carried unanimously.

Miami Twp. Zoning Case –Text Amendments

Miami Township Zoning Commission

5:40 p.m.

Mr. Hershner presented the Staff Report for this text amendment request. Staff's recommendation was for approval of the proposed request.

Larry Fronk, Community Development Director, Miami Township, was present for this case.

Following short discussion, Mr. Johns moved that the Planning Commission recommend to Miami Township **approval** of Miami Township Zoning Case –Text Amendments, per staff's recommendation, seconded by Mr. Turton, and carried unanimously.

OLD BUSINESS/NEW BUSINESS AND COMMITTEE REPORTS

Subdivision Regulations Committee

No report at this time.

Community Advisory Committee

No report at this time.

Thoroughfare Plan Technical Advisory Committee

No report at this time.

Appointment to OKI – Intermodal Coordinating Committee (ICC) for FY2009

Mr. Thomson moved that the Planning Commission appoint Karl Schultz to serve as the designated representative for the Clermont County Planning Commission on the OKI

Regional Council of Government's Intermodal Coordinating Committee (ICC) for Fiscal Year 2009. He further moved that Mr. Johns be appointed as Mr. Schultz's alternate on this committee. The motion was seconded by Mr. Hoffman and carried unanimously (Mr. Johns abstaining).

As there was no further business brought before the Planning Commission, the meeting was adjourned.

Karl Schultz, Chairman

Douglas W. Thomson, Vice Chairman